174.0	0010	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,200 /	600,200
					USE VALUE:	600,200 /	600,200
					ASSESSED:	600,200 /	600,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALANIAN OHAN & MARY
Owner 2:	
Owner 3:	
Street 1:	15 ABERDEEN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Vinyl Exterior and 1341 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	221,100		379,100	600,200
Total Card	0.093	221,100		379,100	600,200
Total Parcel	0.093	221,100		379,100	600,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.64 | /Parcel: 447.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116813

GIS Ref

GIS Ref

Insp Date 06/18/18

!13603!

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,100	0	4,050.	379,100	600,200		Year end	12/23/2021
2021	101	FV	214,400	0	4,050.	379,100	593,500		Year End Roll	12/10/2020
2020	101	FV	214,500	0	4,050.	379,100	593,600	593,600	Year End Roll	12/18/2019
2019	101	FV	187,000	0	4,050.	373,600	560,600	560,600	Year End Roll	1/3/2019
2018	101	FV	187,000	0	4,050.	287,000	474,000	474,000	Year End Roll	12/20/2017
2017	101	FV	187,000	0	4,050.	270,800	457,800	457,800	Year End Roll	1/3/2017
2016	101	FV	187,000	0	4,050.	249,100	436,100	436,100	Year End	1/4/2016
2015	101	FV	176,100	0	4,050.	232,800	408,900	408,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:22:03

LAST REV

Date	Time
07/09/18	12:08:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13603

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15687-248		7/1/1984		95,500	No	No		Y

USER DEFINED

Prior Id # 1:	116813
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	Meas/Inspect	BS	Barbara S
10/21/2008	Meas/Inspect	355	PATRIOT
4/19/2000	Inspected	264	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320403
Depreciation:	99325
Depreciated Total:	221078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

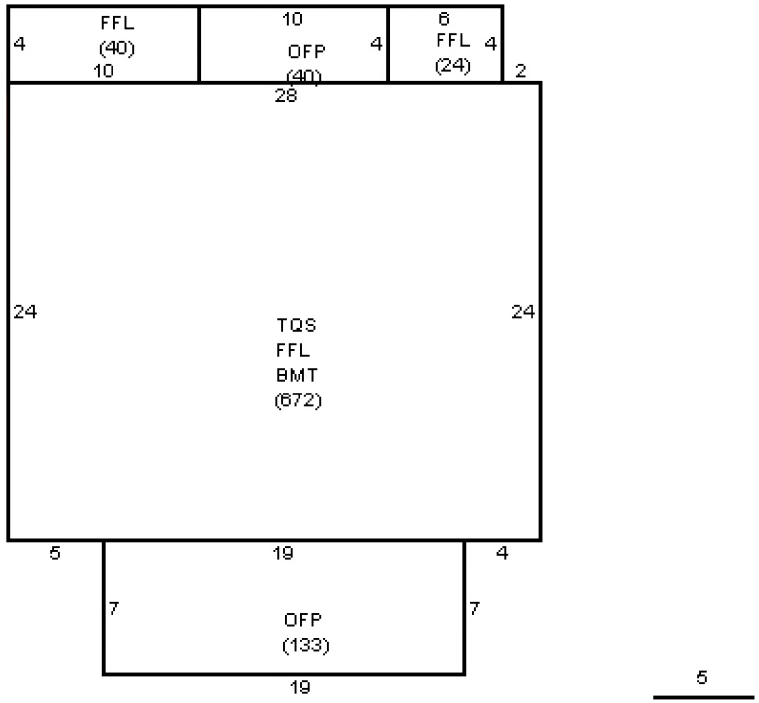
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	106.04
Final Total:	221100	Val/Su SzAd	178.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	736	178.610	131,454
BMT	Basement	672	58.810	39,518
TQS	3/4 Story	504	178.610	90,017
OFP	Open Porch	173	25.520	4,414

Net Sketched Area:	2,085			Total:	265,403
Size Ad	1240	Gross Area	2253	FinArea	1341

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	